

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: City Council adoption of Ordinance No. 04-906 approving a text amendment to the Table of Contents and Articles I, III, IV, V and VII of the Zoning Ordinance of the City of Goodyear, adopted May 24, 1999, as revised to provide for an increase in the minimum single-family residential lot width requirements (Case ZT-02-04).	STAFF PRESENTER: Farhad Tavassoli, Planner I COMPANY CONTACT: N/A
--	--

RECOMMENDATION:

City Council adopt Ordinance No. 04-906 approving a text amendment to the Table of Contents and Articles I, III, IV, V and VII of the Zoning Ordinance of the City of Goodyear, adopted May 24, 1999, as revised to provide for an increase in the minimum single-family residential lot width from 55 feet to 60 feet.

COMMUNITY BENEFIT:

- Increasing the minimum lot widths would provide more housing diversity within the City since the majority of platted lots in most subdivisions are currently less than 60 feet in width.
- There is the potential to improve the quality and appearance of residential streetscapes with larger lots. For instance, side entry garages, front porches and moving living spaces to the front of houses may be more easily accommodated on a 60-foot wide lot.
- Larger lots will provide homebuilders with the opportunity to make housing design changes to mitigate the visual impacts of garages from the street, thus improving the appearance of the typical "cookie cutter" streetscape.

DISCUSSION:

There has been much discussion in recent months among City Staff, Planning & Zoning Commission members, and City Council members about increasing the City's minimum residential lot width requirement from 55 feet to 60 feet. The basis for these discussions was centered on the purpose of improving the quality and appearance of residential streetscapes and providing more housing diversity to the existing residential inventory. Both the Commission and City Council received independent staff presentations to consider existing lot inventories and potential needed changes in Goodyear's residential development standards. Collectively, the consensus was favorable among Commission and Council members to achieve this through increasing the required minimum lot width of 55 feet for districts zoned for single-family residences. Thus, in light of the discussions and Council direction given at the previous work sessions, Staff felt it was appropriate to review the

current Zoning Ordinance and propose amendments that would modify Goodyear's minimum lot size standards.

In 1999, the City increased the minimum lot width from 45 feet to 55 feet, and the minimum side yard setbacks were increased from 10 feet to 15 feet, with one side being a minimum of 5 feet. The primary purpose of this change was to reduce the amount of building mass along the street. This amendment impacted standard residential development, such as the R1-7 and R1-10 zoning districts. However, the City's Planned Area Development (P.A.D.) zoning designation still allows lot widths of less than 55 feet in order to allow for a full range of housing choices as well as creativity and diversity in master planned residential developments.

In 2002, the City of Avondale increased its minimum lot width from 45 feet to 60 feet. Avondale made this change in order to attract larger lot housing products and enhanced price points due to the surplus of small lots platted within their community. In light of Avondale's modification, Staff evaluated past and current subdivision platting trends in Goodyear. The inventory below has been assembled for most recently platted lots, which shows that the majority of lot widths in most subdivisions, particularly in central Goodyear, have been 50 and 55 feet:

<u>Residential Development</u>	<u>Percent of Lot Widths with 50' & 55'</u>
Rancho Mirage	90%
Centerra	81%
Sarival Village	81%
Canyon Trails	67%
Cottonflower	67%
Wildflower Ranch	53%
PebbleCreek Golf Resort	42%
Goodyear Planned Regional Center	34%
Estrella Mountain Ranch	29%
Palm Valley	16%

The above referenced data does not include the minimum lot widths for court home developments, as well as Manzanita Heights, Arnold Manor and historic Goodyear. In addition, the zoning for Canyon Trails, Centerra, Rancho Mirage, Sarival Village, and Wildflower Ranch were approved prior to the City amending its minimum lot width standard in 1999. Those developments where the majority of lots exceed 55 feet in width are in Estrella Mountain Ranch, PebbleCreek, Goodyear Planned Regional Center, and Palm Valley.

The purpose of increasing Goodyear's minimum lot width from 55 feet to 60 feet is to provide more housing diversity within the City, since the table above shows that the majority of platted lots in most existing subdivisions are less than 60 feet in width. Another added benefit is the potential to improve the quality and appearance of residential streetscapes with larger lots. For instance, side entry garages, front porches and positioning living spaces to the front of houses may be more easily accommodated on a 60-foot wide lot. This in turn would allow staff to encourage homebuilders to make housing design changes to mitigate the

visual impacts of garages from the street, thus improving the appearance of the typical “cookie cutter” streetscape.

Although the primary intent of this amendment is to increase the minimum lot width, minimum lot depths should also be amended to address the market demand for more usable backyards. Therefore, Staff is proposing a corresponding increase in the minimum lot depth from 90 feet to 100 feet for a 60-foot wide lot. Similarly, a lot depth increase from 100 feet to 110 feet would apply to 80-foot wide lots. Lately, most subdivision plats reviewed and approved by the City have exceeded these lot depth standards.

An amendment to increase the minimum lot width from 55 feet to 60 feet would trigger other corresponding modifications to the current Zoning Ordinance, beginning with the replacement of the R1-5.5 zoning district to an R1-6 zoning district. This would increase the minimum lot area from 5,500 square feet to 6,000 square feet and provide the minimum area needed for a 60' x 100' lot. In order to maintain a variation in the development standards among the single-family residential zoning districts, the minimum lot width for the R1-7 zoning district would be increased from 60 feet to 70 feet, while the minimum lot depth for this zoning district would remain unchanged at 100 feet. Furthermore, the minimum lot width for the R1-10 zoning district would remain unchanged at 80 feet, but the minimum lot depth would be increased from 100 feet to 110 feet.

Staff also proposes an amendment to delete from the Zoning Ordinance the maximum density requirements for residential districts, as referenced in Figure 6 (page 65) of the current Zoning Ordinance. Residential densities are already governed by the City's General Plan. Therefore, implementing density requirements through the Zoning Ordinance has the potential to create confusion between the “target density” of the General Plan and the “potential densities” outlined in the Zoning Ordinance.

This increase would only apply to traditional single-family housing developments. For Planned Area Developments (PAD), Staff proposes added language to allow developers and builders to provide town homes, court homes, z-lots, patio homes, and other more neo-traditional housing products, such as housing with garages in the rear of the units. This modification would allow Staff to encourage innovative architectural or subdivision design features that would otherwise be precluded in other hard-zoned residential districts and allow for a viable mix of housing types in large master-planned communities.

Increasing the minimum lot widths from 55 feet to 60 feet at this time would only potentially affect those projects that have yet to secure final zoning approval from the City. Other existing applications for PAD zoning, such as Pueblo Verde and King Ranch by example, will continue to be reviewed on the merits of their individual proposals. Of the 86,400 acres within the City's Planning Area (includes unincorporated properties), approximately 50,000 acres are designated as residential. Of the residentially designated lands within the Planning Area, approximately 30,000 acres (or 60%) are lands that do not have final zoning or zoning entitlements within the City. The majority of this land is located south of the Gila River. Thus, the proposed zoning amendment relating to lot widths and depths could be applied to these properties.

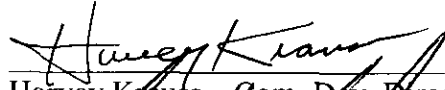
At their regular meeting on May 19, 2004, the Planning and Zoning Commission conducted a public hearing on this text amendment proposal. Mr. Edwin Bull, a land use attorney from

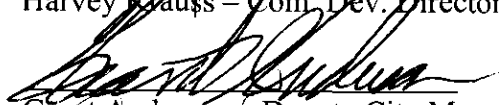
Burch & Cracchiolo, spoke in support of this proposed text amendment, while noting the importance the added language to Article 3-5 (Planned Area Developments) to allow developers and builders to provide town homes, court homes, z-lots, patio homes, and other more neo-traditional housing products. Following the hearing, the Commission recommended approval of the text amendment with a unanimous vote of 5-0.

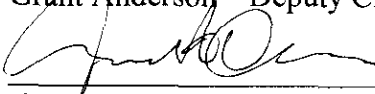
FISCAL IMPACT:

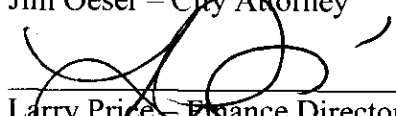
No direct fiscal impact to the City is anticipated with this text amendment.

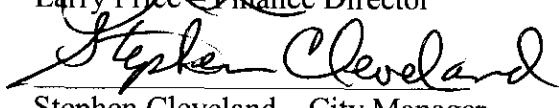
REVIEWED BY:


Harvey Krauss – Com. Dev. Director

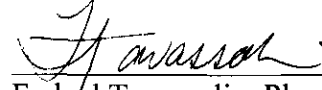

Grant Anderson – Deputy City Manager


Jim Oeser – City Attorney


Larry Price – Finance Director


Stephen Cleveland – City Manager

PREPARED BY:


Farhad Tavassoli – Planner I

ORDINANCE NO. 04-906

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA AMENDING THE TABLE OF CONTENTS, SECTION 1-1-3, "ESTABLISHMENT OF DISTRICTS", ARTICLE 3-2 "RESIDENTIAL DISTRICTS", SECTION 3-2-6 "R1-5.5 SINGLE FAMILY RESIDENTIAL", SECTION 3-2-7.A "SINGLE FAMILY RESIDENTIAL DISTRICTS STANDARDS; DIMENSION REQUIREMENTS", SECTION 3-2-7.B "SINGLE FAMILY RESIDENTIAL DISTRICTS STANDARDS; DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DISTRICTS", ARTICLE 3-5 "PLANNED AREA DEVELOPMENT DISTRICT", SECTION 4-2-1.B "ADULT BUSINESSES; LOCATIONAL REGULATIONS", SECTION 5-3-3.A "ZONING DISTRICTS: PLACEMENT", AND ARTICLE 7-5.A "PERMITTED PERMANENT SIGNS" OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR, ARIZONA, ADOPTED MAY 24, 1999, AS REVISED, TO PROVIDE FOR AN INCREASE IN THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT WIDTH REQUIREMENTS; PROVIDING SEPARABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Goodyear wishes to improve the quality and appearance of residential streetscapes with larger lots; and,

WHEREAS, larger lots would provide more opportunities to offer side entry garages, front porches and living spaces positioned in the front of houses; and,

WHEREAS, larger lots will provide the opportunity for housing design changes to mitigate the visual impacts of garages from the street; and,

WHEREAS, the Goodyear Community Development Staff has proposed an increase in the minimum lot width from 55 feet to 60 feet and other minor changes to the development standards for single-family residential lots; and,

WHEREAS, the City of Goodyear Planning and Zoning Commission held a public hearing on Zoning Case ZT-02-04 on May 19, 2004 in the manner prescribed by law, for the purpose of considering this amendment to the City of Goodyear Zoning Ordinance, adopted May 24, 1999, as revised; and,

WHEREAS, due and proper notice of such public hearing before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance and manner provided by law including publication of such notice in THE WEST VALLEY BUSINESS on April 28, 2004; and,

WHEREAS, the City of Goodyear Planning and Zoning Commission has recommended to the Mayor and Council of the City of Goodyear, Arizona that it approve the text amendment as aforesaid and the Mayor and Council of the City of Goodyear, Arizona desire to accept such recommendation and amend Articles I, III, IV, V, and VII of the City of Goodyear Zoning Ordinance, adopted May 24, 1999, as revised;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Goodyear, Arizona as follows:

SECTION I. The Table of Contents of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6".

SECTION II. **Section 1-1-3, (Establishment of Districts)** of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6".

SECTION III. **ARTICLE 3-2 (RESIDENTIAL DISTRICTS)** of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6".

SECTION IV. **Section 3-2-6 (R1-5.5 Single Family Residential)** of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6".

SECTION V. **Section 3-2-7.A (Single Family Residential Districts Standards; DIMENSION REQUIREMENTS)** of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6", "5,500sf" with "6,000sf", "55 ft." with "60 ft.", "60 ft." with "70 ft.", "90 ft." with "100 ft.", "100 ft." with "110 ft." under the column titled "R1-10", and delete the row titled "Maximum Density in Du/Ac".

SECTION VI. **Section 3-2-7.B (Single Family Residential District Standards; DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DISTRICTS)** of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6".

SECTION VII. **ARTICLE 3-5 (PLANNED AREA DEVELOPMENT DISTRICT)** of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to reword the last sentence of the first paragraph as follows:

"The planned development, if so specified at the time of zoning approval, may include standards or criteria that differ from those regulations pertaining to other districts (including deviations from the development standards prescribed in Section 3-2-7.A) when warranted by circumstances such as but not limited to: alternative residential lot design, innovative architectural or subdivision design features, retirement housing, in-fill development involving a small or irregularly shaped parcel, or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts."

SECTION VIII. Section 4-2-1.B (Adult Businesses; LOCATIONAL REGULATIONS) of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6".

SECTION IX. Section 5-3-3 (Zoning Districts: Placement) of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with "R1-6".

SECTION X. 7-5.A (PERMITTED PERMANENT SIGNS; "Residential Districts") of the Zoning Ordinance of the City of Goodyear, adopted on May 24, 1999, as revised, is amended to delete and replace "R1-5.5" with R1-6".

SECTION XI. Separability. If any provision of this Ordinance is for any reason held invalid by any court or competent jurisdiction, such provision shall be deemed as separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION XII. Effective Date. This ordinance shall become effective as prescribed by law.

APPROVED AND ADOPTED by the Mayor and Council of the City of Goodyear, Arizona, this ____ day of _____, 2004.

James M. Cavanaugh, Mayor

ATTEST:

Dee Cockrum, City Clerk

APPROVED AS TO FORM:

James H. Oeser, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Dee Cockrum, being the duly appointed, qualified City Clerk of the City of Goodyear, Arizona, certify that the foregoing Ordinance 2004-906, passed and adopted at a City Council Meeting of the Council of the City of Goodyear, Maricopa County, Arizona held on the 14th day of June, 2004, at which a quorum was present and, by a _____ vote, voted in favor of said ordinance.

Given under my hand and seal, this ____ day of _____, 2004.

City Clerk

**ZONING ORDINANCE TEXT WITH PROPOSED
AMMENDMENTS**

CASE # ZT-02-04

3-2-2	AP	Agricultural Preservation	52
3-2-3	AU	Agricultural/Urban	54
3-2-4	R1-10	Single Family Residential	55
3-2-5	R1-7	Single Family Residential	56
3-2-6	R1-5-56	Single Family Residential	57
3-2-7		Single-Family Residential Districts Standards	58
3-2-8	R2	Two Family Residential	61
3-2-9	MF-18	Multi-Family Residential	62
3-2-10	MHS	Manufactured Home Subdivision	63
3-2-11	MH/RVP	Manufactured Home Park or Recreational Vehicle Park	65
3-2-12		Multi-Family Residential Districts Standards	66
ARTICLE 3-3 COMMERCIAL DISTRICTS			71
3-3-1	C-O	Commercial Office District	71
3-3-2	C-1	Neighborhood Commercial District	72
3-3-3	C-2	General Commercial District	74
3-3-4	CBD	Central Business District	76
3-3-5	PFD	Public Facilities District	77
3-3-6		Commercial Districts Standards	78
ARTICLE 3-4 INDUSTRIAL DISTRICTS			80
3-4-1	I-1	Light Industrial Park	80
3-4-2	I-2	General Industrial Park	81
3-4-3		Industrial Districts Standards	83
ARTICLE 3-5 PLANNED AREA DEVELOPMENT DISTRICT			85
3-5-1		Planned Area Development Applicability	86
3-5-2		Permitted Uses	86
3-5-3		Planned Area Development Procedures	86
3-5-4		Development Standards	90
3-5-5		Amenity Expectations	91
ARTICLE 4 SPECIAL USES, USES REQUIRING ADDITIONAL EVALUATION, NONCONFORMING USES AND BUILDINGS			
ARTICLE 4-1 SPECIAL USES			94
4-1-1		Procedure and Conditions of Approval	94
4-1-2		Special Uses Considered in Any District	96
4-1-3		Special Uses Considered in Specified Districts	96
ARTICLE 4-2 USES REQUIRING ADDITIONAL EVALUATION			97
4-2-1		Adult Businesses	97
4-2-2		Convenience Uses	98
4-2-3		Service Stations, Automotive	99
4-2-4		Wireless Communications Facilities (Commercial)	100
ARTICLE 4-3 NONCONFORMING USES AND BUILDINGS			102

- B. This Ordinance shall be considered the minimum requirements necessary for the promotion of the General Plan, as amended from time to time, for the protection of the citizens of Goodyear.

Compliance with additional codes and/or regulations adopted by the Goodyear City Council separate from this Ordinance, such as, but not limited to, National Fire Codes, Uniform **Building** Codes, **hazardous materials** regulations, City of Goodyear Engineering Design Standards and Policy Manual, or PAD standards approved by the City of Goodyear shall be adhered to, and where differences occur, the more restrictive shall prevail.

Section 1-1-3 Establishment of Districts

In order to promote the orderly development of the City and carry out the provisions of this Ordinance and in order to classify, regulate, restrict, and separate the use of land, **buildings** and **structures**, the City is hereby divided into the following **districts**:

- A. RESIDENTIAL DISTRICTS:
- | | |
|--|----------------------------|
| Agricultural | AG |
| Agricultural Preservation | AP |
| Agricultural-Urban | AU |
| Single Family Residential | R1-10 |
| Single Family Residential | R1-7 |
| Single Family Residential | R1- 5 <u>56</u> |
| Single and Two Family Residential | R2 |
| Multi- Family Residential | MF-18 |
| Manufactured Home Subdivision | MHS |
| Manufactured Home Park or Recreational Vehicle Park | MH/RVP |
- B. COMMERCIAL DISTRICTS:
- | | |
|-----------------------------------|-----|
| Neighborhood Commercial | C-1 |
| General Commercial | C-2 |
| Central Business District | CBD |
| Public Facilities District | PFD |
- C. INDUSTRIAL DISTRICTS:
- | | |
|-------------------------|-----|
| Light Industrial Park | I-1 |
| General Industrial Park | I-2 |
- D. PLANNED AREA DEVELOPMENT:
- | | |
|--|-----|
| | PAD |
|--|-----|

ARTICLE 3 ZONING DISTRICTS

3-1	Application of District Classifications
3-2	Residential Districts
3-3	Commercial Districts
3-4	Industrial Districts
3-5	Planned Area Development

ARTICLE 3-1 APPLICATION OF DISTRICT CLASSIFICATIONS

Each **District** classification enumerates the **Permitted Uses**, **Accessory Uses**, which may be approved by **Use Permit**, and Development Regulations, pertaining to the **District**. Cross-references to other applicable requirements of this Code, such as **Parking** or **Landscaping**, are indicated.

Following each set of **Districts** (Single **Family** Residential, including **Agricultural Districts**; **Multi-family** Residential and **Manufactured Home/Recreational Vehicle Districts**; **Commercial Districts**, and **Industrial Districts**), a Table is provided which establishes **lot area**, setback height and related standards for the individual **district** classification in comparison format. Additional design criteria which may be applicable are also listed.

ARTICLE 3-2 RESIDENTIAL DISTRICTS

3-2-1	AG	Agricultural
3-2-2	AP	Agricultural Preservation
3-2-3	AU	Agricultural/Urban
3-2-4	R1-10	Single Family Residential
3-2-5	R1-7	Single Family Residential
3-2-6	R1-5-56	Single Family Residential
3-2-7	Single-Family Residential Districts Standards	
3-2-8	R2	Two Family Residential
3-2-9	MF-18	Multi-Family Residential
3-2-10	MHS	Manufactured Home Subdivision
3-2-11	MH/RVP	Manufactured Home Park or Recreational Vehicle Park
3-2-12	Multi-Family Residential Districts Standards	

The Residential **Districts** are designed to provide high quality neighborhood areas to meet the varying lifestyles of the City's residents. The zoning classifications range from very low **density** to high **density** and includes rural-agricultural, single-**family**, and multi-**family** uses. The variety of residential **districts** is intended to respond to the plans and policies of the City Council.

3. Temporary offices and/or construction sheds and appurtenant **signs** and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.
 4. Private garage.
 5. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.
 6. **Signs**, on-site, as provided for in Article 7 of this Ordinance.
 7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.
- C. **USE PERMIT USES.** The following uses may be approved by **Use Permit**:
1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.
 2. Parochial and public schools.
 3. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.
- D. **DEVELOPMENT REGULATIONS:**
1. **Use Permit** uses are subject to **Site Plan** review.
 2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family Residential Districts** Standards, Subsection 3-2-7.
 3. **Off-Street Parking:** There shall be not less than two side-by-side, enclosed, **off-street parking spaces per dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
 4. Landscaping, **walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
 5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-6 R1-5.56 Single Family Residential

The intent of R1-5.56 residential zoning is to provide for high-quality housing, principally for active retirees, on compact lots. Typically, this **District** is included in a larger neighborhood or masterplanned development which offers a variety of home sizes.

- A. **PRINCIPAL PERMITTED USES.** Only listed use of **structures** or land shall be permitted.
1. One **single family dwelling** on any **lot** or parcel.
 2. Parks, playgrounds and other recreational uses inclusive of grounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

Figure 6.

SINGLE FAMILY RESIDENTIAL DISTRICTS						
	AG	AP	AU	R1-10	R1-7	R1-5.56
Minimum Net Site Area	10Ac	120Ac	1Ac	10,000sf	7,000sf	5,500 6,000 sf
Maximum Density in Du/Ac	1Du/10Ac	1Du/5Ac	1Du/Ac	3.8	5	6.2
Minimum Lot Width	300 ft.	1000 ft.	150 ft.	80 ft.	60 70 ft.	55-60 ft.
Minimum Lot Depth	N/A	N/A	N/A	100-110 ft.	100 ft.	90-100 ft.
Maximum Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Maximum Building Coverage	20%	5%	20%	35%	40%	40%
Minimum Setbacks						
Front	20 ft.	60 ft.	20 ft.	20 ft.*	20 ft.*	20 ft.*
Total Both Sides	20%		20%	20%	15 ft.	15 ft.
Minimum Side Yard	20 ft.	100 ft.	15 ft.	10 ft.	5 ft.	5 ft.
Rear yard	100 ft.	200 ft.	50 ft.	30 ft.	25 ft.	20 ft.
Street Side	100 ft.		30 ft.	20 ft.	15 ft.	10 ft.

* Ten foot setback for side entry garage.

B. DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DISTRICTS

The following standards shall apply to single-family residential subdivisions and certain types of residential units built within the City other than those located in Planned Area Developments. The intent of these standards is to establish a minimum level of environmental quality within Goodyear as well as a consistent method of evaluating new projects. The standards set objectives for the developer/designer to meet and are not intended to restrict or impede creativity and imagination. In the event a conflict between the provisions of this section and the Single Family Residential Districts chart, the provisions of this section shall prevail.

1. Standards for Single-Family Residential Subdivisions.
 - a. Each project shall have a unique entry feature at its primary entrance to provide individual identity to the development. Entry features may include a combination of some of the following elements: entrance paving, fountains, distinctive landscaping treatment, planters, special wall treatment, gates and other entry features.
 - b. A minimum six (6) foot and maximum eight (8) foot wall shall be required along the rear of reverse frontage single-family lots along collector or arterial streets. Such walls shall be constructed of slump block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, wall inserts, offsets, or pilaster treatments. Long, straight, unbroken walls are not permitted. Landscaping is required to be

3. Design Standards for Single-Family Residential Units located on lots in the R1-~~5.56~~, R1-7, and R1-10 Districts.

The following design features are required for residential units built in conventional residential tract subdivisions with **lot** sizes ranging from 5,500 to 10,000 square feet. Subdivisions or tracts comprised of custom home sites where each unit has an individual design are exempt from these standards.

- a. A minimum of three elevations for each housing plan is required. The elevations should provide a variety in architectural design, incorporating features such as different roof lines, window treatments and architectural details, and **building** materials (unless the project is orientated towards a particular architectural theme).
- b. The same house plans with similar elevations shall not be placed on **adjacent** lots or directly across the street from one another.
- c. Each unit shall have a minimum of a two (2) car private **garage**.
- d. Entryway features shall define the main entrance of the unit and break-up the facade, such as recessed or covered entryways, decorative screen **walls** and planters, arches, pillars, and other architectural features.
- e. Perimeter **lot** fences, if provided, shall be not less than five (5) feet nor more than six (6) feet in height, and of masonry construction for durability and longevity.
- f. A front yard landscaping package for each unit shall be provided by the builder/developer consisting of a minimum of two (2) 24" box trees per unit to be planted along the **street frontage**.
- g. Decorative window treatments and front porch on the front of the unit (such as bay windows, trim work, recesses, popouts) are encouraged.

Section 3-2-8 R2 Two Family Residential District

This zone is intended to provide for and encourage the orderly development of principally two-**family** residences in areas appropriate for medium **density** residential development.

- A. **PRINCIPAL PERMITTED USES.** Only listed use of **structures** or land shall be permitted.
1. One or two **family** dwellings on any **lot** or parcel.
 2. Parks, playgrounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.
- B. **PERMITTED ACCESSORY USES.**
1. Uses of land or **structures** customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

12. Electrical utility, cable TV and all other utility lines for **buildings** shall be placed underground. Overhead lines are permitted only for 69kV or greater electrical transmission facilities.
13. Mechanical equipment, whether ground-level or roof mounted, and other fixtures such as, but not limited to, telephones, vending machines and ice machines shall be screened from **street** view and be so located to be perceived as an integral part of the **building**.
14. All four sides of a **building** shall receive consistent architectural treatment.

ARTICLE 3-5 PLANNED AREA DEVELOPMENT DISTRICT

This **District** is intended to accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. Such a planned development may be designed as a large-scale separate entity, able to function as an individual community or neighborhood; as a small-scale project which requires flexibility because of unique circumstances or design characteristics; or as a transitional area between dissimilar land uses. The planned development, if so specified at the time of zoning approval, may include standards or criteria that differ from those regulations pertaining to other districts, (including deviations from the development standards prescribed in Section 3-2-7.A) when warranted by circumstances such as but not limited to: alternative residential lot design, innovative architectural or subdivision design features, retirement housing, in-fill development involving a small or irregularly shaped parcel, or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts."

The PAD may be used either as an overlay **district** to provide flexibility in an otherwise established land use **district**, or it can be used as an independent **district**. This **district**, which may only be developed in accordance with an approved development plan, is further established to provide both the developer and the City with reasonable assurances that specific, proposed uses, intensities and phasing are consistent with the adopted General Plan.

- 3-5-1 Planned Area Development Applicability
- 3-5-2 Permitted Uses
- 3-5-3 Planned Area Development Procedures
- 3-5-4 Development Standards
- 3-5-5 Amenity Expectations

Section 3-5-1 Planned Area Development Applicability

The provisions of this Article shall apply to all Planned Area Development documents, and any additional or supplemental information that is deemed necessary by the **Zoning Administrator**, or his designee, to meet the following objectives: to accommodate variations in **building design**, **lot** arrangements and land uses for a maximum choice in the types of environments for residential, commercial, industrial uses and facilities; to provide for a coordinated and compatibly arranged variety of land uses -- with efficient and safe traffic circulation, including the separation of pedestrian from vehicular traffic -- through innovative site planning; to maintain quality of living excellence with the provision of usable open space standard to minimize adverse

or performance studio which is a **nonconforming use** or which does not conform to the separation standards set forth in this section shall not be:

- a. converted to another of the above-listed adult uses; or
 - b. be expanded beyond the floor area devoted to such adult use on the effective date of this Ordinance.
3. Neither the **Zoning Administrator** nor the Planning Commission shall have jurisdiction to grant **variances** from these provisions.

B. LOCATIONAL REGULATIONS.

Adult bookstore, adult novelty store, adult theater, adult live entertainment establishment, erotic dance or performance studio, are subject to the following conditions or limitations:

1. None of the above-listed uses may be located within one thousand (1,000) feet of the same type use or any of the other uses listed above. The distance shall be measured from the exterior **walls** of the **buildings** or portions thereof in which the businesses are conducted or proposed to be conducted to the property line of the property upon which the other above-listed use sits; and
2. None of the above-listed uses may be located within five hundred (500) feet of a **preschool**, kindergarten, elementary or secondary school, **church** or similar place of worship, park, playground or any of the following use **district** classifications: R1-10, R1-7, R1-~~5-56~~, R-2, MF-18, MHS, MH/RVP, C-1, or PAD. This distance shall be measured from the exterior **walls** of the **building** or portion thereof in which the adult business is conducted or proposed to be conducted to the property line of the above-listed use or use restriction.

Section 4-2-2 Convenience Uses

Convenience uses, as herein defined, shall be evaluated regarding their potential impact on traffic congestion, the neighborhood in general and their appropriateness for the site.

A. REQUIRED INFORMATION.

Except where "**convenience uses**" are structurally attached as part of a larger center (at least fifty thousand [50,000] square feet) located on an arterial corner, a **Use Permit** and separate **Site Plan** approval are required.

1. A use conforming to the definition of "**convenience use**", herein, may be permitted upon obtaining **Use Permit** approval. Where free-standing **convenience uses** are part of a larger center (at least fifty thousand [50,000] square feet), such use should not be located on an arterial corner **building** pad site unless, in the judgment of the City Council the findings support the proposal and stipulations designed to mitigate potential problems are attached to the property.
2. When an application is made for a **Use Permit** for a **convenience use**, accompanying the application must be a **Site Plan**, drawn at an appropriate scale by a registered civil engineer which includes the following:
 - a. Size and location of the parcel.
 - b. Location, size, area, and orientation of all **structures** including any gas pumps and canopies.

5-3-1	Enclosure Required
5-3-2	Design and Enclosure Details
5-3-3	Zoning Districts: Placement
5-3-4	Permit, Inspection and Maintenance

Section 5-3-1 Enclosure Required

It is hereby declared to be a public nuisance to maintain an outdoor **swimming pool**, either above or below ground level, with a maximum depth of eighteen (18) inches or more in the City of Goodyear unless either the premises upon which the pool is located or the pool itself is enclosed as required herein. Irrigation and storm water retention facilities, and the water features in public parks and **golf courses** are exempt from the fencing requirement of this section.

Section 5-3-2 Design and Enclosure Details

- A. All **swimming pools**, or the property on which they are located, shall be enclosed by **buildings, walls, fences** or combinations thereof, not less than five (5) feet nor more than six (6) feet in height above **grade** measured on the exterior side of the enclosure.
 - 1. On a portable spa or portable hot tub, which is not more than eight (8) feet in width, a hard, latched or locked safety cover shall meet the barrier requirements of this section.
 - 2. A key operated motorized safety cover for portable spas and hot tubs may also be used to meet the barrier requirements of this section. Approval must be received from the Chief Building Official, or his designee.
- B. All gates shall be substantially the same height as the **wall** or fence and shall be self-closing and self-latching. Such gates and fencing shall not be constructed in a manner as to provide, either intentionally or unintentionally, hand or foot holes for climbing.
 - 1. The latches shall be at least four and one-half (4.5) feet above the underlying ground or otherwise made inaccessible from the outside to small children. If the material of construction or design is such that there are openings in the enclosure, such openings shall be of such size that a spherical object four (4) inches in diameter cannot pass through or under the fence or gate.
 - 2. Double width gates which are not the sole means of ingress and egress shall not be required to be self-closing and self-latching but must be padlocked at all times when not in use.

Section 5-3-3 Zoning Districts: Placement

- A. In any AG, AP, AU, R1-10, R1-7, R1-~~5-56~~ or R2 **district**, private **swimming pools** shall be in the side or rear **yards** and no water surface shall be closer than five (5) feet from any property line.
- B. In other zoning **districts** or where a private **swimming pool** is proposed in other than a side **yard** or rear, a **Use Permit** shall be obtained.
- C. No public **swimming pool** shall be closer than twenty-five (25) feet to any property line.

or other structure erected to support or ornament the sign shall be measured as part of the sign height.

2. Wall or parapet-mounted sign height shall be measured as the vertical distance to the top of the sign or sign structure from the base of the wall on which the sign is located.

ARTICLE 7-5 PERMITTED PERMANENT SIGNS.

A. “Residential Districts”: For all signs within “Residential Districts” (AG, AP, AU, R1-10, R1-7, R1-5.56, R-2, MF-18, MHS, MH/RVP, and Residential PADs) the following shall apply:

1. **Wall Sign:** May or may not be illuminated with a maximum height of ten feet (10’) except where specifically noted.
 - a. **Single Residence Uses:** One or more identification signs may be permitted. Signs may include only the name of the residence or occupant, and the street address. Street address signs shall not exceed a total aggregate area of three square feet (3 s.f.). Within the “AG” and “AP” zoning districts a total aggregate area of eight square feet (8 s.f.) may be permitted.
 - b. **Multiple Residence Uses** (includes apartments, condominiums, townhouses, a manufactured home park, recreational vehicle park, or similar such use): One or more identification sign per unit, not to exceed a total aggregate area of three square feet (3 s.f.), may be permitted. The maximum height of any identification sign, for multi-story buildings, shall be six feet (6’) from the story floor level. The sign may include only the name of the residence or occupant, and the street address or unit number. Building number or letter signs for multiple building developments shall be in compliance with Fire Department requirements and shall not be counted as part of the aggregate sign area.
 - c. **Non-Residential Uses:** (such as but not limited to churches, schools, group homes, farms, but not intended for home occupations). One or more identification sign per lot or parcel, not to exceed a total aggregate area of sixteen square feet (16 s.f.), may be permitted unless deviations are approved through a Special Use Permit. The sign may include the name and/or logo of the facility, organization or development and the street address.
2. **Freestanding Monument Sign:** May or may not be illuminated with a maximum height of six feet (6’).